



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 22, 2006

Department: Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program
Env. Health Department Planner

TITLE: CONSENT: Special Use Permit for Asphalt and Batching Plant and
Contractor's Yard, located at 16400 S. Frontage Road SW (CSU-
60027)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

SUMMARY:

At the July 12, 2006 public hearing, the County Planning Commission voted 6-0 (Commissioner Holcomb excused) to recommend approval of a Special Use Permit for an Asphalt and Batching Plant and a Contractor's Yard on Tracts 181-186, Row 1, Unit B, located at 16400 S. Frontage Road SW, containing approximately 21.6 acres. The decision was based on the following seven (7) Findings and subject to the following ten (10) Conditions:

Findings:

1. This is a request for renewal of a Special Use Permit for Asphalt and Batching Plant and a new Special Use Permit for a Contractor's Yard including vehicle maintenance on Tracts 181-186, Row 1, Unit B, located at 16400 S. Frontage Road SW, zoned A-1, containing approximately 21.6 acres.
2. The property is within the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. The subject site has had approval of a Special Use Permit for Manufacturing of Asphaltic Concrete Hot Mix since 1995.
4. This request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that it encourages a locally-owned industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b. & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is not in significant conflict with adopted element of the Southwest Area Plan in that it is a locally-owned operation that promotes the creation of jobs and services and that will benefit area residents through community reinvestment.

6. This request is consistent with the health, safety and general welfare of the residents of the County.
7. The Special Use Permit for a Specific Use for Aggregate Batching and Manufacturing of Concrete Hot Mix (CZ-01-7) and a Special Use Permit for Manufacturing of Asphaltic Concrete Hot Mix (CSU- 95-24) are superceded by this Special Use Permit (CSU-60027).

Conditions:

1. The applicant shall submit a site plan that includes the proposed water and wastewater facilities, and associated information to the Bernalillo County Environmental Health Office.
2. Upon expiration of the Special Use Permit, the applicant shall restore the site to the approximate original contour and seed with native vegetation on suitable soil.
3. The applicant shall upgrade the existing landscaping to replace the dead trees.
4. The applicant shall obtain from the City of Albuquerque Air Quality Div. Permits for the operation shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
5. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the Public Works Division and the Office of Environmental Health for review and approval prior to operating the asphalt batch plant. A copy of the plan shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for (10) years.
8. A revised site development plan consistent with the Conditions of Approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval. The revised site plan shall consist of the following changes:
 - a) Include the type of irrigation system used under "Landscape Legend."
 - b) Include the parties responsible for the continued maintenance of the landscaping under "Landscape Legend."
 - c) Replace the Keyed Notes with the following:
 - 1.a. upon expiration of the Special Use Permit, the applicant shall restore the site to appropriate original contour and seed with native vegetation on suitable soil.
 1. Existing 6' chain link fence – no slats
 2. Future mobile hot mix plant
 3. Existing pond per drainage & grading plan, July 1995
 4. Mobile crusher facility
 5. Existing 1500' deep well
 6. 20' landscape buffer with irrigation (drip)

7. Future 1200 s.f. Office w/parking
 8. Existing Driveway
 9. Existing Gate
 10. 15' gravel drive
 11. 4' x8' pole mounted sign – 16' high
 12. Existing deceleration lane per traffic impact study
 13. Existing pad mounted electrical transformer
 14. Existing 10,000 gallon water tank
 15. Existing truck weigh scale
 16. Concrete Batch Plant (Concrete Foundation)
 17. Equipment Moving Truck
 18. Existing Power Pole
 19. Existing Stored Culvert Material
 20. Existing 5 storage trailers
 21. Material Bays for Sand/Gravel
 22. Concrete Truck Wash Down Collection Bay
 23. Wash Bays Clean out area
9. A revised grading and drainage plan which reflect new site development shall be submitted for review and approval to the Bernalillo County Public Works Division within two months of final Board of County Commissioner's approval and/or prior to any issuance of any Public Works permit.
10. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (July 14, 2006)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0